



UPPER UWCHLAN TOWNSHIP  
Planning Commission Meeting  
April 10, 2014  
Minutes  
**DRAFT**

**In Attendance:**

Bob Schoenberger, Shelly Krocker, Jim Dewees, Ken Engle, Chad Adams,  
Cary Vargo – Township Manager, Gwen Jonik – Secretary

Bob Schoenberger called the meeting to order at 7:54 p.m. A quorum was present.

Wireless Communications Facilities Ordinance, Revised

Cary Vargo briefly summarized that this Ordinance Amendment updates the Township's current cell tower ordinance (1997), and provides requirements for tower-based and non-tower based communication facilities. The revised draft (April 4, 2014) addresses the Planning Commission's and Joe Stoyack's January 2014 comments. Discussion focused on the following topics:

1. limit tower-based facilities to the Limited Industrial (LI) Zoning District
2. require proof of hardship from the Carrier regarding "gap in coverage"
3. removal of facilities

The Commission suggested the following clarifications or revisions:

- A. permit tower-based facilities only in the Limited Industrial (LI) Zoning District, and through Conditional Use in any other District, including Emergency Communications Facilities;
- B. Regarding "Gap in Coverage", the Applicant shall be required to prove hardship that a gap in coverage exists for ALL wireless operators in the applicable area;
- C. Text should be added that allows for collocation of Township Emergency Communications facilities;
- D. Regarding removal of facilities, include text that if the Facility is being abandoned or discontinued, the Township shall have the right of first refusal to the Facility, (depending on property ownership) and if the Township refuses, all structures need to be removed to at least five (5') feet below grade if not entirely;

Jim Dewees moved, seconded by Chad Adams, to recommend to the Board of Supervisors that the Wireless Communications Facilities Ordinance revised April 2014 be amended to include the afore-mentioned revisions and approved. The Motion carried unanimously.

Approval of Minutes

Shelly Krocker moved, seconded by Jim Dewees, to approve as presented the minutes of the March 13, 2014 Planning Commission meeting. The Motion carried unanimously.

Open Session

Shelly Krocker submitted a letter of resignation from the Planning Commission, as he no longer owns property in the Township. Cary Vargo, and the Planning Commission members, thanked Shelly for serving all these years (since the 1980s) and wished him well.

Gwen Jonik reminded everyone that the Township's Block Party will be held June 14, 2014, beginning at 6:00 p.m. and those interested in volunteering should contact Kathi McGrath at the Township Office.

Ken Engle inquired of the status of the Fellowship Fields Field House – Concession Building. Cary Vargo advised the plans are coming along and the Township is working on the public-sewer connection. Ken also encourages lighting the flagpole – Chad Adams suggested the use of solar power for this application.

Adjournment

Jim Dewees moved to adjourn at 8:58 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik  
Planning Commission Secretary